



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000
webmaster@town.arlington.ma.us

Minutes 12/03/2012

TOWN OF ARLINGTON BOARD OF SELECTMEN

Meeting Minutes
Monday, December 3, 2012
 7:15 p.m.

Present: Mr. Greeley, Chair, Mr. Dunn, Vice Chair, Mrs. Mahon, Mr. Byrne and Mr. Curro
 Also Present: Mr. Chapdelaine, Ms. Rice and Mrs. Krepelka.

1. Economic Development Update

Alan Manoian, Economic Development Coordinator

Mr. Manoian reported the Town's new Economic Development Website goes up Thursday, December 6th. He stated that the website will help present Arlington as a great location for companies placing their corporate headquarters and innovative startups looking for a home. He also stated that to attract companies we should improve the quality of sidewalks and

create a bustling downtown atmosphere during daytime and evening and create more high-quality commercial spaces in town. Mr. Manoian has already met with a number of local property owners to discuss development of their properties. He feels Arlington's challenge is to

expand its commercial base while protecting the residential neighborhoods that contribute to the Town's quality of life. Mr. Manoian feels that the Broadway Plaza needs to be redesigned. It has not been updated since 1977 and he feels it holds great potential.

The Board thanked Mr. Manoian for his presentation and asked that he report back to the Board on a regular basis.

7:30 p.m. Public Hearing

2. Discussion: Property Classification - Tax Rate

John Speidel, Assessor

Mr. James Doherty, Chairman, reported on behalf of the Board of Assessors to continue to tax residents and businesses at the same rate. The new rate will be \$13.61 for every \$1,000 of property value for fiscal year 2013.

The Board of Selectmen unanimously voted a residential factor of 1, citing the hardship if they went to a two tier tax rate on the small amount of commercial/business community members.

Mr. Curro moved approval.

SO VOTED (5-0)

LICENSES & PERMITS

3. Request: Hackney/Taxi Business Operator License

Michael Antonellis d/b/a Veteran's Taxi
 (tabled from 11/26/12 meeting)

Mr. Dunn moved approval subject to all conditions as set forth. SO VOTED (5-0)

4. Request: Common Victualler License, Napoli Kitchen (formerly I Chef)

Walid Karaf, 1345 Massachusetts Avenue

(tabled from 11/26/12 meeting)

Mr. Dunn moved approval subject to all conditions as set forth.

SO VOTED (5-0)

5. Water/Sewer Rate Survey

Adam W. Chapdelaine, Town Manager

Michael Rademacher, Director, Public Works

In the Spring of 2012, the Board of Selectmen approved a 7.5% water/sewer rate increase upon the recommendation of the Town Manager and the Director of Public Works. Long term financial projections at that time warranted a multi-year rate increase. Based upon a number of factors, the Town Manager and Director of Public Works recommended a one year increase, with a plan to perform a comprehensive rate study and then present a longer term rate proposal in the Spring of 2013. Mr. Chapdelaine introduced Chris Woodcock, a consultant who the Town is

planning to engage, with to perform a comprehensive study and propose future service rates. Mr. Woodcock gave a summary of our water problems and will report back with recommendations to the Board by the beginning of Spring. Mr. Woodcock will explore why more water is flowing in Arlington than is being measured by meters. He stated only some of the lost water can be attributed to the aging meters and leaky pipe system. He also stated usage based rates may not be effective because 95 percent of the Town's costs are fixed. Mr. Curro asked if he had a water meter replacement schedule and Mr. Woodcock stated that replacing water meters doesn't always bring in more revenues

Mr. Greeley thanked Mr. Woodcock for coming to the meeting and stated he will be working with a great team

Mr. Dunn moved receipt of report.

SO VOTED (5-0)

6. Presentation/Discussion: Emergency Management and Emergency Communication Protocol

Adam W. Chapdelaine, Town Manager

Robert Jefferson, Fire Chief

Fred Ryan, Police Chief

Michael Rademacher, Director, Public Works

Christine Connolly, Director, Health and Human Services

Fire Chief Robert Jefferson presented a brief description of courses available regarding

ICS/NIMS for Department Heads, Supervisors and Town Management. He also requested the Board to approve a Critical Incident/State of Emergency Communications Protocol.

The Board of Selectmen is committed to providing residents of Arlington with prompt and professional response to all matters of emergency. To meet this commitment, in accordance with the Town Manager Act, the Board recognizes that matters of emergency response are to be managed by the Town's public safety and public works professional staff under the direction of the Town Manager.

During a critical incident/state of emergency, communication to Town residents must be clear, consistent, and disseminated via multiple communication channels. To that end, and in accordance with NIMS, the Public Information Officer, under the direction of the

Town Manager, shall be responsible for all formal dissemination of information to the public utilizing the various agreed upon communication channels available to the Town (arlingtonma.gov, Town Notices, Arlington Alerts, local media).

During a critical incident/state of emergency, all Board communications with Town staff should be directed through the Town Manager in accordance with NIMS. Also, the emergency management director or his/her designee will work with public utilities and state agencies and will be the sole Town point of contact with these agencies.

The Board thanked the Fire Chief for said report.

Mr. Curro moved adoption of the Critical Incident/State Emergency Communications Protocol.

SO VOTED (5-0)

TRAFFIC RULES & ORDERS/OTHER BUSINESS

7. For Approval: Forest Street Parking

Michael Rademacher, Director, Public Works/Diane M. Mahon, Selectman

Mr. Rademacher stated that improvements along Forest Street are complete and throughout the course of the project one of the stated goals was to eliminate the excessive on-street parking which regularly occurred on the

existing sidewalk. The roadway as constructed incorporates a conventional concrete sidewalk as well as sections of paved shoulder separated from the roadway with a sloped granite curb. This paved area was included to provide "off street" parking for daytime visitors to the street and provide places where permitted overnight parking could be located. Residents in need of an exception may petition the Selectmen to request said exemption. Mr. Braga, 281 Forest Street, and Lisa Peduto, 280 Forest Street, expressed their disappointment that the existing policy will no longer be in effect, but they understand and will send a letter requesting an exemption. Mr. Thomas Driscoll, 330 Forest Street stated that it is almost impossible for him to park in his driveway during bad weather because of the grade of said driveway and will also request a spot in front of his residence.

Mr. Dunn moved to revise the Traffic Rules & Orders banning on-street parking on Forest Street both day and night. The exception is that daytime parking and nighttime Selectmen permitted parking is allowed off-street on the paved shoulder side of street.

Mrs. Mahon moved approval.

SO VOTED (5-0)

8. Request: One Space On Street Overnight Parking @ 310 Forest Street

Madhavi Bandi, Owner

Mr. Dunn moved approval subject to conditions set forth.

SO VOTED (5-0)

9. For Approval: Swan Place Parking

Diane M. Mahon, Selectman

Mrs. Mahon moved to revise the Traffic Rules & Orders to 2 hour daytime on-street parking Monday-Saturday 8:00 a.m. - 6:00 p.m. on Swan Place. Residents in need of an exception may petition the Selectmen to present their request at future meeting.

SO VOTED (5-0)

Mrs. Mahon moved to revise the Traffic Rules & Orders banning nighttime on-street parking on Swan Place. Residents in need of an exception may petition the Selectmen to present their request at a future meeting.

SO VOTED (5-0)

The following residents spoke against the new rules to be enforced in January, 2013:

Beth Pavone, 14 Swan Place, feels this proposal is making it harder for people on Swan Place. She is a tenant and does not have off street parking.

James Ballin, 30 Swan Place feels that residents should not have to pay \$200 but understands and does not feel that this should become a revenue source for the Town.

Mr. Ballin feels if the Town determines there is a compelling need to provide public parking during day time hours on Swan Place, it should consider making the stretch of road from Mass. Avenue to Swan Street "2 hour parking except by permit". This would allow residents all day parking but all others only 2 hour parking.

Jennett Sophie, 30 Swan Place, is concerned about daytime parking and feels two hours is not fair to the residents that do not have off street parking.

Richard Langone, 12 Swan Place feels it is wrong for the Selectmen to change the parking situation that has been in effect since 1995.

Mr. Greeley assured the residents who attended the meeting the Parking Control Officers will do a better job monitoring the street for violations.

Mr. Curro feels the parking problems in Town are a good place for the new Master Plan Advisory Committee to look at.

Mr. Byrne stated that it is time to "look outside of the box" regarding overnight parking on public ways.

10. Request: Ballot Question, April 2013 Town Election

Eric Berger

Mr. Berger proposed putting a question on the April 2013 Ballot asking voters about the number of traffic lanes they prefer on Massachusetts Avenue. Mr. Berger's question asks voters if they want four lanes rather than three lanes and a bike lane as planned on the Mass. Ave. Corridor Project. Mr. Berger stated the public has not had enough chance to weigh in on the plan such as designs without bicycle lanes. Selectmen Greeley stated the Town has had at least 30 public hearings on the Mass. Ave. Corridor Project and Town Meeting supported the project. Mr. Greeley is absolutely opposed to placing this question on the ballot. Mr. Greeley stated the project is going to go forward and it will be paid for by state and federal funds.

Mr. Dunn also opposed putting the question on the ballot. He stated he doesn't believe the situation can be resolved down to a single yes/no question. Mr. Dunn stated he respects passion and he and other town officials have listened to Mr. Berger and other residents opposed to the project and they simply disagree.

Mrs. Mahon stated she did not support this plan initially, and she understands that people have fears, but with all the compromises made she is comfortable now supporting this project.

Mr. Curro stated he feels placing the question on the ballot would undermine Town Meeting's authority. Mr. Curro also stated he thinks it's a very bad precedent for the Board to put engineering decisions on the ballot.

Mr. Byrne feels the same as Mr. Curro and Mr. Dunn and is a strong believer that it will weaken Town Meeting's approval by voting against this.

Mark Kaepplein, 11 Palmer Street, stated that last year they were two Warrant Articles before Town Meeting and he feels that voters should be able to express their opinions.

Douglass Davidoff, 45 Fairmont Street stated that he feels there is no need to rehash this issue. He stated the Town needs to be talking about schools, people out of work, affordable housing, etc. He feels it is a diversion and selfish of the opponents of the Mass. Ave. Corridor Project to occupy the Town's citizenry in this fashion and pervert the Town's policy making process simply because the opponents don't like the outcome.

Adam Auster, 10 Cottage Avenue, stated the project includes safety improvements that would not be possible with four (4) travel lanes. He feels pedestrian safety should be a priority.

Chad Gibson, 34 Varnum Street, stated that the real question is about safety on Massachusetts Avenue and that this project is helping the Town moved forward.

Frank Cunningham, 56 Margaret Street stated that as a pedestrian he is tired of begging for the right to cross Mass. Avenue. He feels that anything that can be done to make the road safe, do it

Mr. Dunn moved no action.

SO VOTED (5-0).

11. Vote: Selectman Liaison to Master Plan Advisory Committee

Adam W. Chapdelaine, Town Manager

Mr. Greeley moved to appoint Steven Byrne as the Selectmen's non-voting liaison to the Master Plan Advisory Committee.

SO VOTED (5-0)

12. CITIZENS OPEN FORUM

Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation in accordance with the policy under which the Open Forum was established. It should be noted that there is a three minute time limit to present a concern or request.

No matters were presented for consideration of the Board.

Correspondence Received

Catherine Racer Local Initiative Program Final Approval Be Rec'd
Dept. of Housing & Alta Brigham Square
Community Development

John D. Leone, President ACMI Annual Audit Report Be Rec'd
ACMI

Mrs. Mahon moved receipt of correspondence. SO VOTED (5-0)

New Business

Mr. Chapdelaine stated that an overview and background of the Consolidated Finance Stakeholder Group is now on the Website.

Mrs. Mahon reported that there will be a meeting of the Leaf Blower Committee on Monday, December 10th at 6:00 p.m. to be held in the Selectmen's Chambers.

Mrs. Mahon moved to adjourn at 11:15 PM. SO VOTED (5-0)

A true record: Attest

Marie A. Krepelka
Board Administrator

12/03/12

Agenda Item Documents Used

1. Presentation - Alan Manoian, Economic Development Coordinator
2. Property Classification - Tax Rate - John Speidel, Assessor
3. Request: Hackney/Taxi Business Operator License
4. Request: Common Victualler License, Napoli Kitchen, 1345 Mass. Ave.
5. Water/Sewer Rate Survey - Adam Chapdelaine, Town Manager
6. Presentation /Discussion: Emergency Management and Emergency Communication Protocol - Robert Jefferson, Fire Chief
- 7.8.9.10. Forest Street Parking - Michael Rademacher, Director of Public Works
Request: One Space on Street
Overnight Parking at 310 Forest Street
Request: Ballot Question, April 2013 Town Election, Eric Berger
Vote: Selectman Liaison to Master Plan Advisory Committee
- 11.12.. Letter from Catherine Racer, Dept. of Housing & Community Development
Letter from John D. Leone, President ACMI

Next meeting of the BOS - December 17, 2012.